

SB 278 -1, -2 STAFF MEASURE SUMMARY

Senate Committee On Human Services

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Meeting Dates: 2/21, 2/26

WHAT THE MEASURE DOES:

Extends eligibility for Rent Guarantee Program under Oregon Housing and Community Services (OHCS) to individuals between 17 and 20 years of age who were wards of the juvenile court within the past six years. Prohibits OHCS from charging low-income participants of Rent Guarantee Program for training, certification, and education courses.

REVENUE: No revenue impact.

FISCAL: May have fiscal impact, but no statement yet issued.

ISSUES DISCUSSED:

- Details of measure

EFFECT OF AMENDMENT:

-1 Expands eligibility for Rent Guarantee Program to individuals who were wards of the juvenile court within the past ten years and who are between the ages of 16 and 27. Removes requirement that OHCS provide no-cost training, certification, and education courses.

REVENUE: No revenue impact.

FISCAL: No fiscal impact.

-2 Incorporates -1 amendment. Removes requirement that providers enter information into the homeless management information system maintained by OHCS. Clarifies reports required by providers must include information regarding the number of program eligible tenants participating in program.

REVENUE: No revenue impact.

FISCAL: No fiscal impact.

BACKGROUND:

Rent Well is a tenant education course taught by certified instructors throughout the Portland metropolitan area that helps participants be successful renters. Topics covered in the course include understanding landlord expectations, budgeting, effective communication with landlords and neighbors, maintaining a rental unit, and successful move-in and move-out procedures. Participants in the Rent Well course include individuals who have poor or no credit, past evictions, no rental history, or criminal history and who are low-income, at risk of homelessness or currently homeless. When a participant has completed the Rent Well course, they receive a certificate to present to landlords when applying for rental housing. Landlords accepting Rent Well tenants can register for the Rent Well Landlord Guarantee Fund, which may cover damages, unpaid rent, or eviction costs.

In 2017, House Bill 2724 directed Oregon Housing and Community Services (OHCS) to develop and implement the Rent Guarantee Program to provide tenants from low-income households with training certification to achieve successful tenancy. Senate Bill 278 extends eligibility for the Rent Guarantee Program under OHCS to individuals between 17 and 20 years of age who were wards of the juvenile court within the past six years. The measure also prohibits OHCS from charging low-income participants in the Rent Guarantee Program for training, certification,

and education courses.

PRELIMINARY